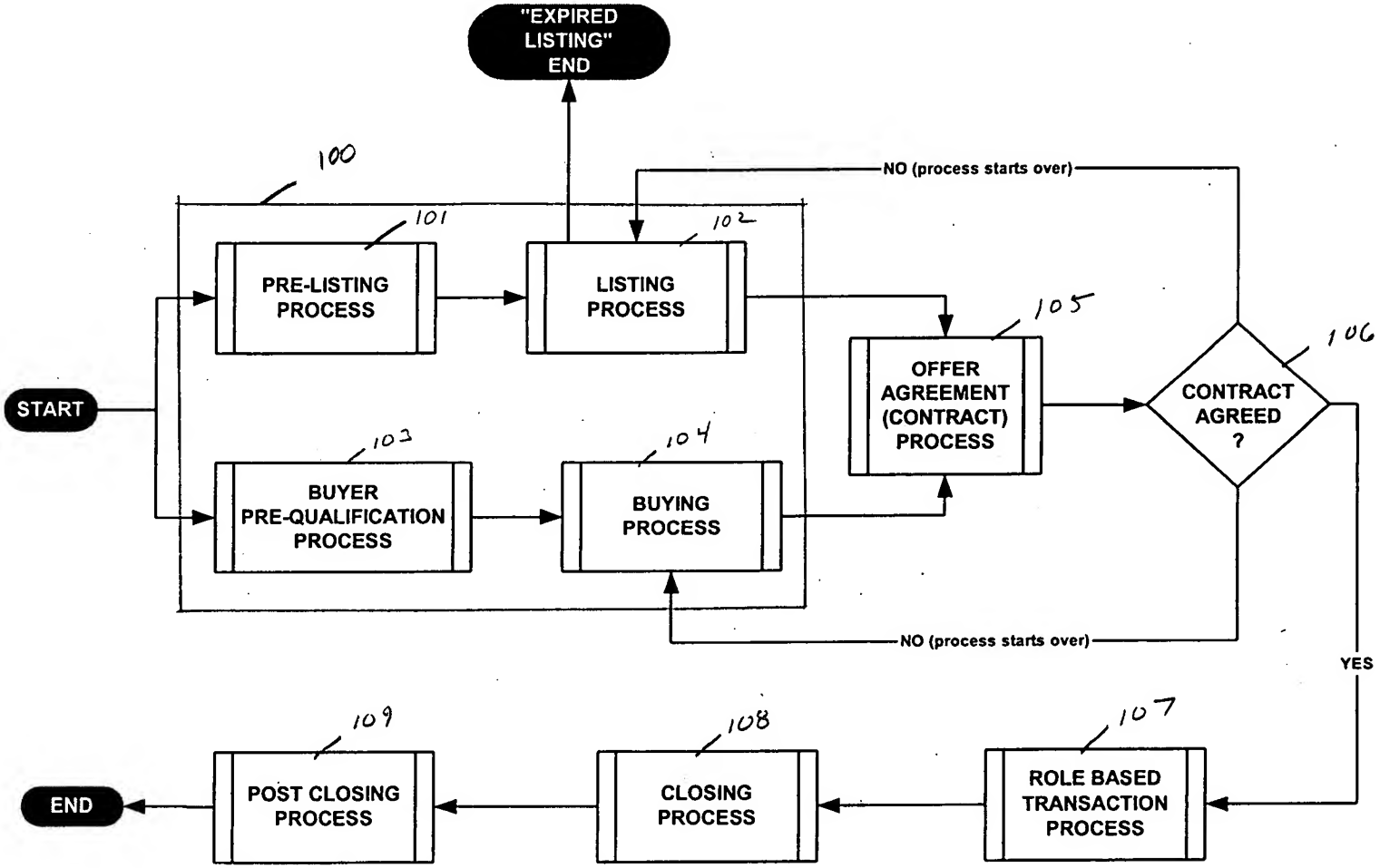

"EXPIRED LISTING" END
100
NO (process starts over)
101
PRE-LISTING PROCESS
102
LISTING PROCESS
105
OFFER AGREEMENT (CONTRACT) PROCESS
106
CONTRACT AGREED ?
START
103
BUYER PRE-QUALIFICATION PROCESS
104
BUYING PROCESS
NO (process starts over)
YES
109
POST CLOSING PROCESS
108
CLOSING PROCESS
107
ROLE BASED TRANSACTION PROCESS
END

FIG. 1

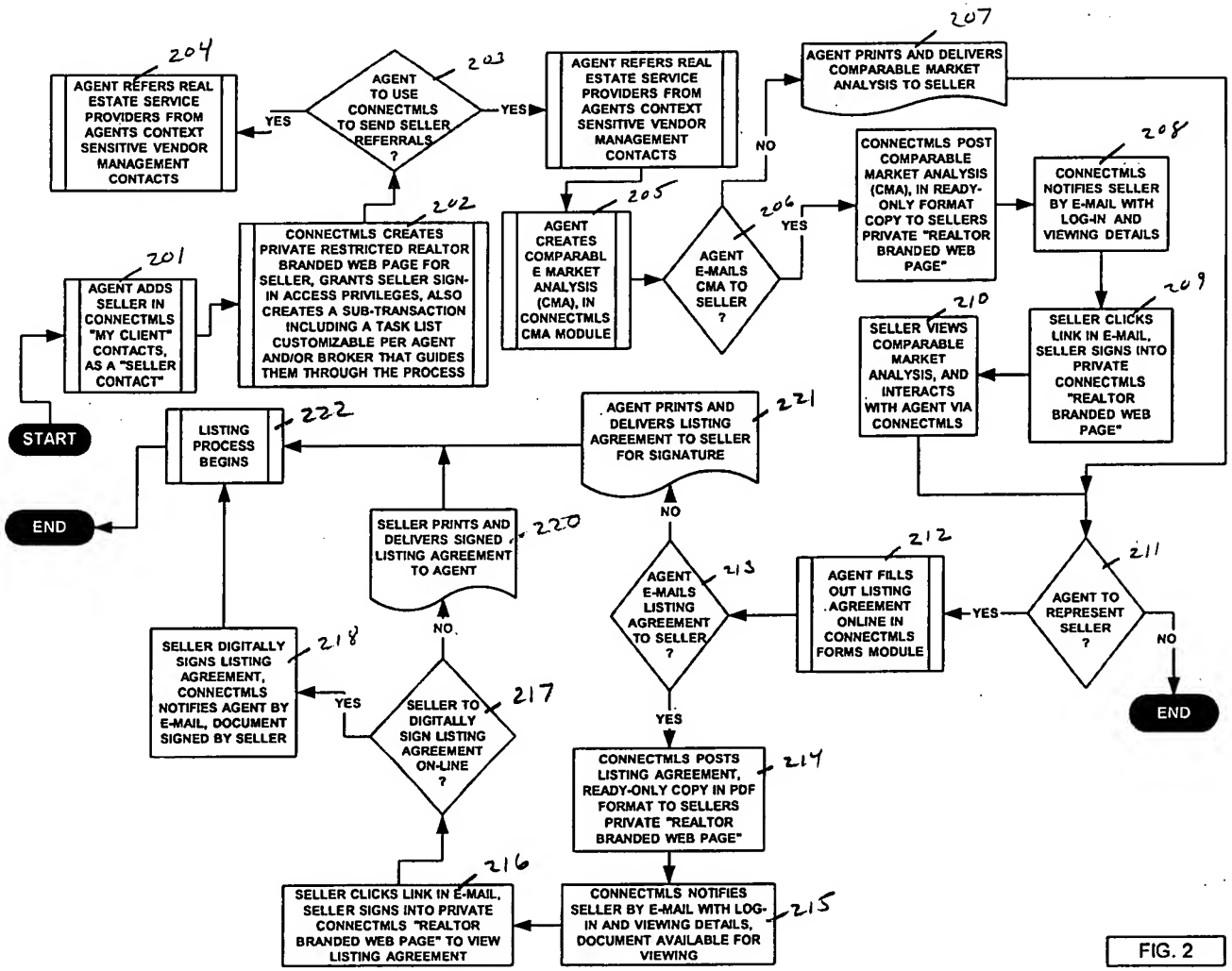

START
AGENT ADDS SELLER IN CONNECTMLS "MY CLIENT" CONTACTS, AS A "SELLER CONTACT"
201
CONNECTMLS CREATES PRIVATE RESTRICTED REALTOR BRANDED WEB PAGE FOR SELLER, GRANTS SELLER SIGN-IN ACCESS PRIVILEGES, ALSO CREATES A SUB-TRANSACTION INCLUDING A TASK LIST CUSTOMIZABLE PER AGENT AND/OR BROKER THAT GUIDES THEM THROUGH THE PROCESS
202
AGENT TO USE CONNECTMLS TO SEND SELLER REFERRALS ?
203
YES
AGENT REFERS REAL ESTATE SERVICE PROVIDERS FROM AGENTS CONTEXT SENSITIVE VENDOR MANAGEMENT CONTACTS
204
YES
AGENT REFERS REAL ESTATE SERVICE PROVIDERS FROM AGENTS CONTEXT SENSITIVE VENDOR MANAGEMENT CONTACTS
AGENT CREATES COMPARABLE MARKET ANALYSIS (CMA), IN CONNECTMLS CMA MODULE
205
AGENT E-MAILS CMA TO SELLER ?
206
NO
YES
AGENT PRINTS AND DELIVERS COMPARABLE MARKET ANALYSIS TO SELLER
207
CONNECTMLS POST COMPARABLE MARKET ANALYSIS (CMA), IN READY-ONLY FORMAT COPY TO SELLERS PRIVATE "REALTOR BRANDED WEB PAGE"
CONNECTMLS NOTIFIES SELLER BY E-MAIL WITH LOG-IN AND VIEWING DETAILS
208
SELLER CLICKS LINK IN E-MAIL, SELLER SIGNS INTO PRIVATE CONNECTMLS "REALTOR BRANDED WEB PAGE"
209
SELLER VIEWS COMPARABLE MARKET ANALYSIS, AND INTERACTS WITH AGENT VIA CONNECTMLS
210
AGENT TO REPRESENT SELLER ?
211
YES
NO
END
AGENT FILLS OUT LISTING AGREEMENT ONLINE IN CONNECTMLS FORMS MODULE
212
AGENT E-MAILS LISTING AGREEMENT TO SELLER ?
213
NO
YES
AGENT PRINTS AND DELIVERS LISTING AGREEMENT TO SELLER FOR SIGNATURE
221
LISTING PROCESS BEGINS
222
END
SELLER PRINTS AND DELIVERS SIGNED LISTING AGREEMENT TO AGENT
220
SELLER DIGITALLY SIGNS LISTING AGREEMENT, CONNECTMLS NOTIFIES AGENT BY E-MAIL, DOCUMENT SIGNED BY SELLER
218
YES
SELLER TO DIGITALLY SIGN LISTING AGREEMENT ON-LINE ?
217
NO
CONNECTMLS POSTS LISTING AGREEMENT, READY-ONLY COPY IN PDF FORMAT TO SELLERS PRIVATE "REALTOR BRANDED WEB PAGE"
214
CONNECTMLS NOTIFIES SELLER BY E-MAIL WITH LOG-IN AND VIEWING DETAILS, DOCUMENT AVAILABLE FOR VIEWING
215
SELLER CLICKS LINK IN E-MAIL, SELLER SIGNS INTO PRIVATE CONNECTMLS "REALTOR BRANDED WEB PAGE" TO VIEW LISTING AGREEMENT
216

FIG. 2

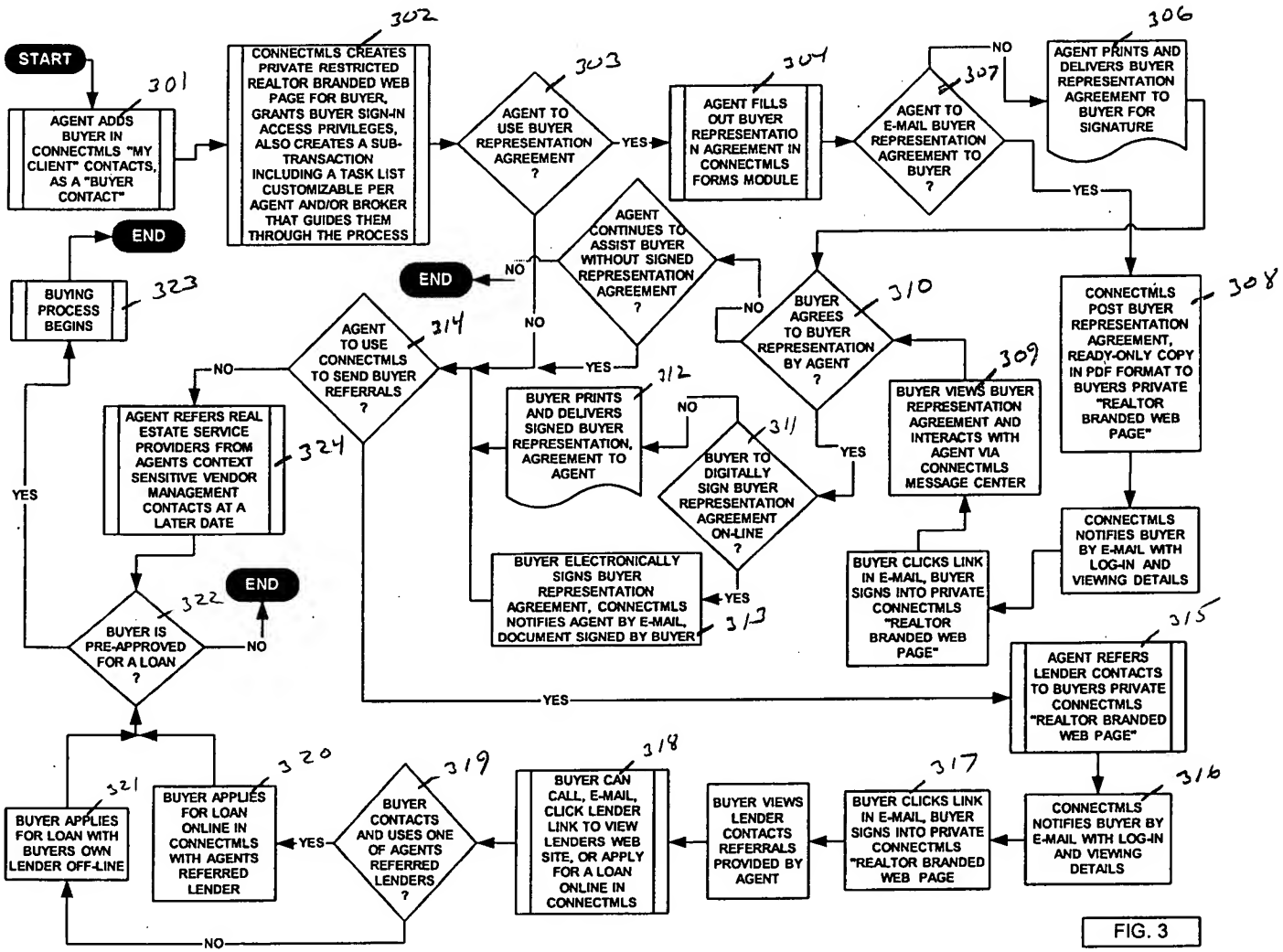

START
301
AGENT ADDS BUYER IN CONNECTMLS "MY CLIENT" CONTACTS, AS A "BUYER CONTACT"
302
CONNECTMLS CREATES PRIVATE RESTRICTED REALTOR BRANDED WEB PAGE FOR BUYER, GRANTS BUYER SIGN-IN ACCESS PRIVILEGES, ALSO CREATES A SUB-TRANSACTION INCLUDING A TASK LIST CUSTOMIZABLE PER AGENT AND/OR BROKER THAT GUIDES THEM THROUGH THE PROCESS
303
AGENT TO USE BUYER REPRESENTATION AGREEMENT ?
YES
304
AGENT FILLS OUT BUYER REPRESENTATIO N AGREEMENT IN CONNECTMLS FORMS MODULE
307
AGENT TO E-MAIL BUYER REPRESENTATION AGREEMENT TO BUYER ?
NO
306
AGENT PRINTS AND DELIVERS BUYER REPRESENTATION AGREEMENT TO BUYER FOR SIGNATURE
YES
END
NO
AGENT CONTINUES TO ASSIST BUYER WITHOUT SIGNED REPRESENTATION AGREEMENT ?
NO
END
BUYING PROCESS BEGINS
323
YES
AGENT TO USE CONNECTMLS TO SEND BUYER REFERRALS ?
314
NO
AGENT REFERS REAL ESTATE SERVICE PROVIDERS FROM AGENTS CONTEXT SENSITIVE VENDOR MANAGEMENT CONTACTS AT A LATER DATE
324
YES
BUYER PRINTS AND DELIVERS SIGNED BUYER REPRESENTATION, AGREEMENT TO AGENT
312
NO
BUYER TO DIGITALLY SIGN BUYER REPRESENTATION AGREEMENT ON-LINE ?
311
YES
BUYER ELECTRONICALLY SIGNS BUYER REPRESENTATION AGREEMENT, CONNECTMLS NOTIFIES AGENT BY E-MAIL, DOCUMENT SIGNED BY BUYER
313
BUYER AGREES TO BUYER REPRESENTATION BY AGENT ?
310
NO
YES
BUYER VIEWS BUYER REPRESENTATION AGREEMENT AND INTERACTS WITH AGENT VIA CONNECTMLS MESSAGE CENTER
309
CONNECTMLS POST BUYER REPRESENTATION AGREEMENT, READY-ONLY COPY IN PDF FORMAT TO BUYERS PRIVATE "REALTOR BRANDED WEB PAGE"
308
CONNECTMLS NOTIFIES BUYER BY E-MAIL WITH LOG-IN AND VIEWING DETAILS
BUYER CLICKS LINK IN E-MAIL, BUYER SIGNS INTO PRIVATE CONNECTMLS "REALTOR BRANDED WEB PAGE"
END
BUYER IS PRE-APPROVED FOR A LOAN ?
322
NO
YES
AGENT REFERS LENDER CONTACTS TO BUYERS PRIVATE CONNECTMLS "REALTOR BRANDED WEB PAGE"
315
CONNECTMLS NOTIFIES BUYER BY E-MAIL WITH LOG-IN AND VIEWING DETAILS
316
BUYER CLICKS LINK IN E-MAIL, BUYER SIGNS INTO PRIVATE CONNECTMLS "REALTOR BRANDED WEB PAGE
317
BUYER VIEWS LENDER CONTACTS REFERRALS PROVIDED BY AGENT
BUYER CAN CALL, E-MAIL, CLICK LENDER LINK TO VIEW LENDERS WEB SITE, OR APPLY FOR A LOAN ONLINE IN CONNECTMLS
318
BUYER CONTACTS AND USES ONE OF AGENTS REFERRED LENDERS ?
319
YES
NO
BUYER APPLIES FOR LOAN ONLINE IN CONNECTMLS WITH AGENTS REFERRED LENDER
320
BUYER APPLIES FOR LOAN WITH BUYERS OWN LENDER OFF-LINE
321

FIG. 3

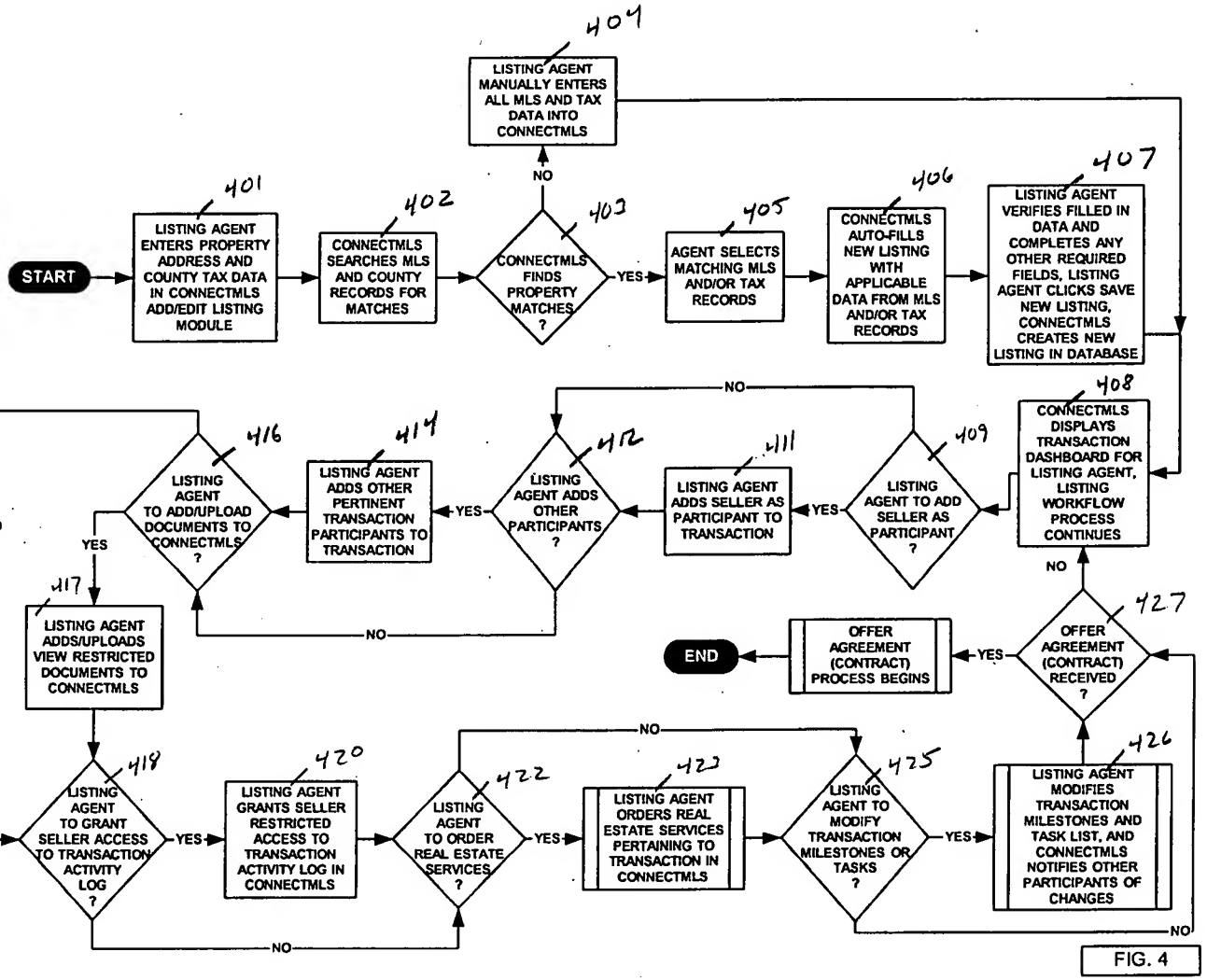

START
401
LISTING AGENT ENTERS PROPERTY ADDRESS AND COUNTY TAX DATA IN CONNECTMLS ADD/EDIT LISTING MODULE
402
CONNECTMLS SEARCHES MLS AND COUNTY RECORDS FOR MATCHES
403
CONNECTMLS FINDS PROPERTY MATCHES ?
YES
NO
404
LISTING AGENT MANUALLY ENTERS ALL MLS AND TAX DATA INTO CONNECTMLS
405
AGENT SELECTS MATCHING MLS AND/OR TAX RECORDS
406
CONNECTMLS AUTO-FILLS NEW LISTING WITH APPLICABLE DATA FROM MLS AND/OR TAX RECORDS
407
LISTING AGENT VERIFIES FILLED IN DATA AND COMPLETES ANY OTHER REQUIRED FIELDS, LISTING AGENT CLICKS SAVE NEW LISTING, CONNECTMLS CREATES NEW LISTING IN DATABASE
408
CONNECTMLS DISPLAYS TRANSACTION DASHBOARD FOR LISTING AGENT, LISTING WORKFLOW PROCESS CONTINUES
409
LISTING AGENT TO ADD SELLER AS PARTICIPANT ?
YES
NO
411
LISTING AGENT ADDS SELLER AS PARTICIPANT TO TRANSACTION
412
LISTING AGENT ADDS OTHER PARTICIPANTS ?
YES
NO
414
LISTING AGENT ADDS OTHER PERTINENT TRANSACTION PARTICIPANTS TO TRANSACTION
416
LISTING AGENT TO ADD/UPLOAD DOCUMENTS TO CONNECTMLS ?
YES
NO
417
LISTING AGENT ADDS/UPLOADS VIEW RESTRICTED DOCUMENTS TO CONNECTMLS
418
LISTING AGENT TO GRANT SELLER ACCESS TO TRANSACTION ACTIVITY LOG ?
YES
NO
420
LISTING AGENT GRANTS SELLER RESTRICTED ACCESS TO TRANSACTION ACTIVITY LOG IN CONNECTMLS
422
LISTING AGENT TO ORDER REAL ESTATE SERVICES ?
YES
NO
423
LISTING AGENT ORDERS REAL ESTATE SERVICES PERTAINING TO TRANSACTION IN CONNECTMLS
425
LISTING AGENT TO MODIFY TRANSACTION MILESTONES OR TASKS ?
YES
NO
426
LISTING AGENT MODIFIES TRANSACTION MILESTONES AND TASK LIST, AND CONNECTMLS NOTIFIES OTHER PARTICIPANTS OF CHANGES
427
OFFER AGREEMENT (CONTRACT) RECEIVED ?
YES
NO
OFFER AGREEMENT (CONTRACT) PROCESS BEGINS
END

FIG. 4

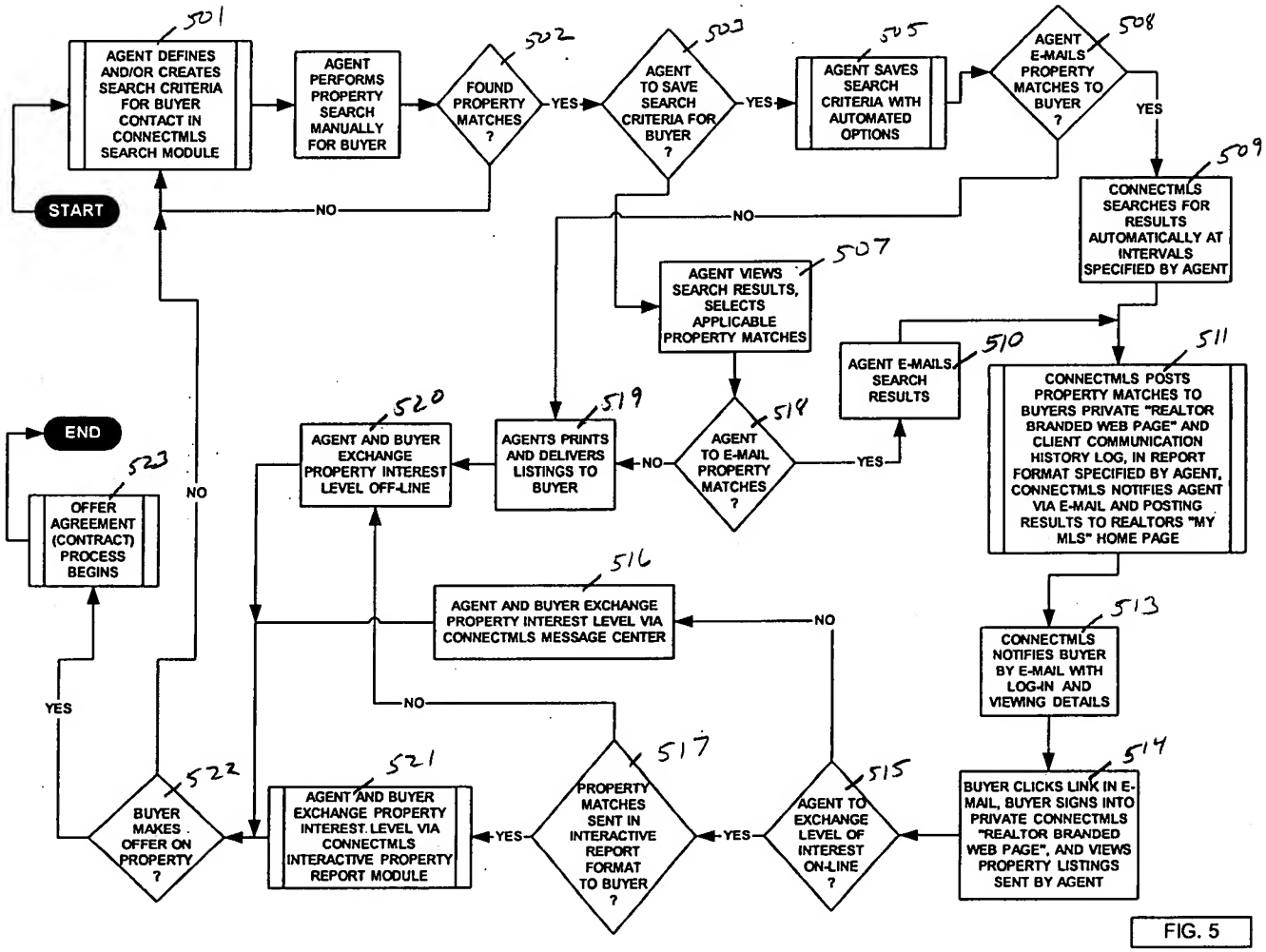

START
501
AGENT DEFINES AND/OR CREATES SEARCH CRITERIA FOR BUYER CONTACT IN CONNECTMLS SEARCH MODULE
AGENT PERFORMS PROPERTY SEARCH MANUALLY FOR BUYER
502
FOUND PROPERTY MATCHES ?
YES
NO
503
AGENT TO SAVE SEARCH CRITERIA FOR BUYER ?
YES
NO
505
AGENT SAVES SEARCH CRITERIA WITH AUTOMATED OPTIONS
508
AGENT E-MAILS PROPERTY MATCHES TO BUYER ?
YES
NO
509
CONNECTMLS SEARCHES FOR RESULTS AUTOMATICALLY AT INTERVALS SPECIFIED BY AGENT
507
AGENT VIEWS SEARCH RESULTS, SELECTS APPLICABLE PROPERTY MATCHES
510
AGENT E-MAILS SEARCH RESULTS
511
CONNECTMLS POSTS PROPERTY MATCHES TO BUYERS PRIVATE "REALTOR BRANDED WEB PAGE" AND CLIENT COMMUNICATION HISTORY LOG, IN REPORT FORMAT SPECIFIED BY AGENT, CONNECTMLS NOTIFIES AGENT VIA E-MAIL AND POSTING RESULTS TO REALTORS "MY MLS" HOME PAGE
519
AGENTS PRINTS AND DELIVERS LISTINGS TO BUYER
NO
514
AGENT TO E-MAIL PROPERTY MATCHES ?
YES
520
AGENT AND BUYER EXCHANGE PROPERTY INTEREST LEVEL OFF-LINE
END
523
OFFER AGREEMENT (CONTRACT) PROCESS BEGINS
NO
YES
516
AGENT AND BUYER EXCHANGE PROPERTY INTEREST LEVEL VIA CONNECTMLS MESSAGE CENTER
NO
513
CONNECTMLS NOTIFIES BUYER BY E-MAIL WITH LOG-IN AND VIEWING DETAILS
NO
514
BUYER CLICKS LINK IN E-MAIL, BUYER SIGNS INTO PRIVATE CONNECTMLS "REALTOR BRANDED WEB PAGE", AND VIEWS PROPERTY LISTINGS SENT BY AGENT
515
AGENT TO EXCHANGE LEVEL OF INTEREST ON-LINE ?
YES
517
PROPERTY MATCHES SENT IN INTERACTIVE REPORT FORMAT TO BUYER ?
YES
521
AGENT AND BUYER EXCHANGE PROPERTY INTEREST LEVEL VIA CONNECTMLS INTERACTIVE PROPERTY REPORT MODULE
522
BUYER MAKES OFFER ON PROPERTY ?
YES
NO

FIG. 5

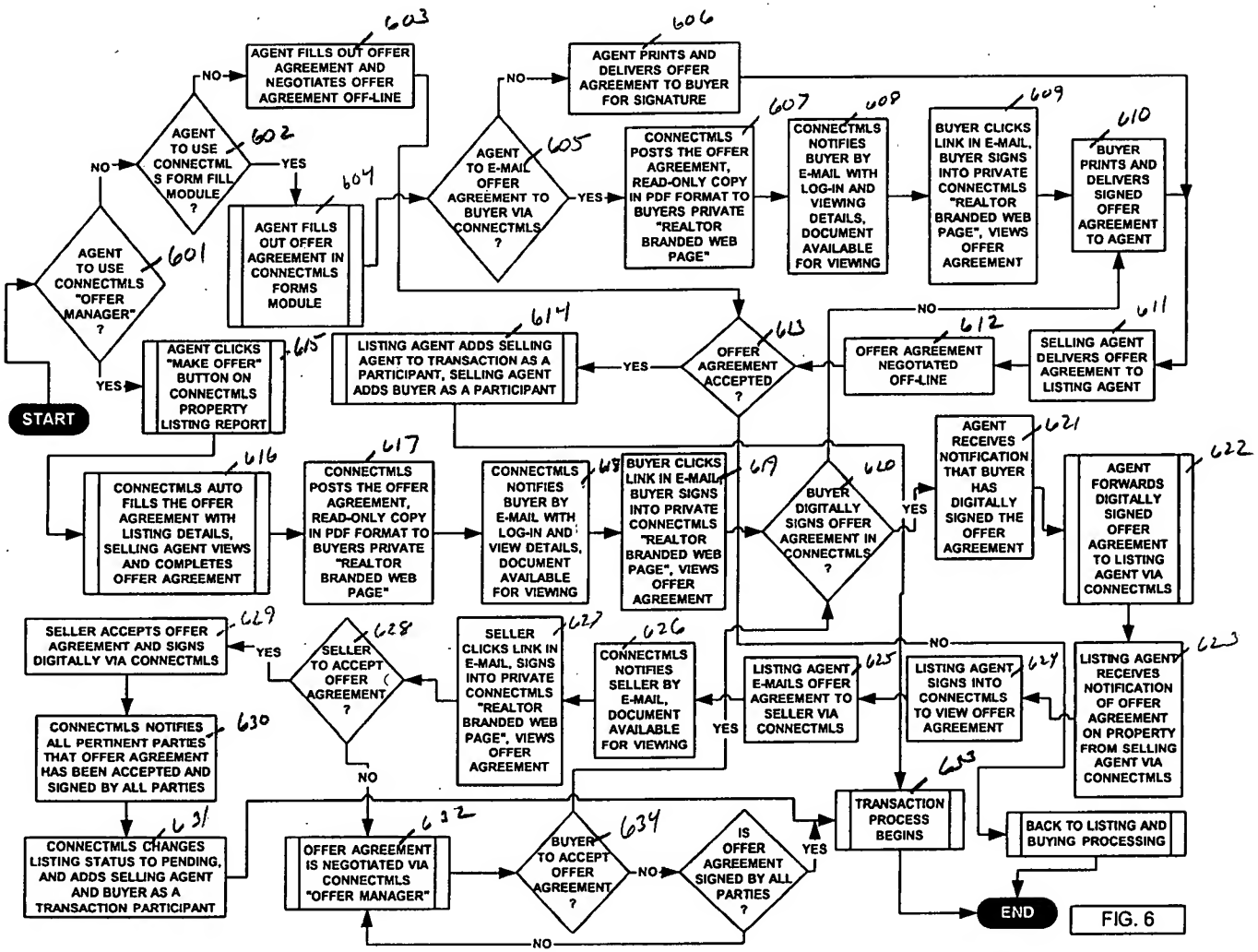

START
AGENT TO USE CONNECTMLS "OFFER MANAGER" ?
601
NO
YES
AGENT TO USE CONNECTML S FORM FILL MODULE ?
602
NO
YES
AGENT FILLS OUT OFFER AGREEMENT AND NEGOTIATES OFFER AGREEMENT OFF-LINE
603
AGENT FILLS OUT OFFER AGREEMENT IN CONNECTMLS FORMS MODULE
604
AGENT TO E-MAIL OFFER AGREEMENT TO BUYER VIA CONNECTMLS ?
605
NO
YES
AGENT PRINTS AND DELIVERS OFFER AGREEMENT TO BUYER FOR SIGNATURE
606
CONNECTMLS POSTS THE OFFER AGREEMENT, READ-ONLY COPY IN PDF FORMAT TO BUYERS PRIVATE "REALTOR BRANDED WEB PAGE"
607
CONNECTMLS NOTIFIES BUYER BY E-MAIL WITH LOG-IN AND VIEWING DETAILS, DOCUMENT AVAILABLE FOR VIEWING
608
BUYER CLICKS LINK IN E-MAIL, BUYER SIGNS INTO PRIVATE CONNECTMLS "REALTOR BRANDED WEB PAGE", VIEWS OFFER AGREEMENT
609
BUYER PRINTS AND DELIVERS SIGNED OFFER AGREEMENT TO AGENT
610
SELLING AGENT DELIVERS OFFER AGREEMENT TO LISTING AGENT
611
OFFER AGREEMENT NEGOTIATED OFF-LINE
612
OFFER AGREEMENT ACCEPTED ?
613
NO
YES
LISTING AGENT ADDS SELLING AGENT TO TRANSACTION AS A PARTICIPANT, SELLING AGENT ADDS BUYER AS A PARTICIPANT
614
AGENT CLICKS "MAKE OFFER" BUTTON ON CONNECTMLS PROPERTY LISTING REPORT
615
CONNECTMLS AUTO FILLS THE OFFER AGREEMENT WITH LISTING DETAILS, SELLING AGENT VIEWS AND COMPLETES OFFER AGREEMENT
616
CONNECTMLS POSTS THE OFFER AGREEMENT, READ-ONLY COPY IN PDF FORMAT TO BUYERS PRIVATE "REALTOR BRANDED WEB PAGE"
617
CONNECTMLS NOTIFIES BUYER BY E-MAIL WITH LOG-IN AND VIEW DETAILS, DOCUMENT AVAILABLE FOR VIEWING
618
BUYER CLICKS LINK IN E-MAIL, BUYER SIGNS INTO PRIVATE CONNECTMLS "REALTOR BRANDED WEB PAGE", VIEWS OFFER AGREEMENT
619
BUYER DIGITALLY SIGNS OFFER AGREEMENT IN CONNECTMLS ?
620
YES
NO
AGENT RECEIVES NOTIFICATION THAT BUYER HAS DIGITALLY SIGNED THE OFFER AGREEMENT
621
AGENT FORWARDS DIGITALLY SIGNED OFFER AGREEMENT TO LISTING AGENT VIA CONNECTMLS
622
LISTING AGENT RECEIVES NOTIFICATION OF OFFER AGREEMENT ON PROPERTY FROM SELLING AGENT VIA CONNECTMLS
623
LISTING AGENT SIGNS INTO CONNECTMLS TO VIEW OFFER AGREEMENT
624
LISTING AGENT E-MAILS OFFER AGREEMENT TO SELLER VIA CONNECTMLS
625
CONNECTMLS NOTIFIES SELLER BY E-MAIL, DOCUMENT AVAILABLE FOR VIEWING
626
SELLER CLICKS LINK IN E-MAIL, SIGNS INTO PRIVATE CONNECTMLS "REALTOR BRANDED WEB PAGE", VIEWS OFFER AGREEMENT
627
SELLER TO ACCEPT OFFER AGREEMENT ?
628
YES
NO
SELLER ACCEPTS OFFER AGREEMENT AND SIGNS DIGITALLY VIA CONNECTMLS
629
CONNECTMLS NOTIFIES ALL PERTINENT PARTIES THAT OFFER AGREEMENT HAS BEEN ACCEPTED AND SIGNED BY ALL PARTIES
630
CONNECTMLS CHANGES LISTING STATUS TO PENDING, AND ADDS SELLING AGENT AND BUYER AS A TRANSACTION PARTICIPANT
631
OFFER AGREEMENT IS NEGOTIATED VIA CONNECTMLS "OFFER MANAGER"
632
BUYER TO ACCEPT OFFER AGREEMENT ?
634
NO
IS OFFER AGREEMENT SIGNED BY ALL PARTIES ?
YES
NO
TRANSACTION PROCESS BEGINS
633
BACK TO LISTING AND BUYING PROCESSING
END

FIG. 6

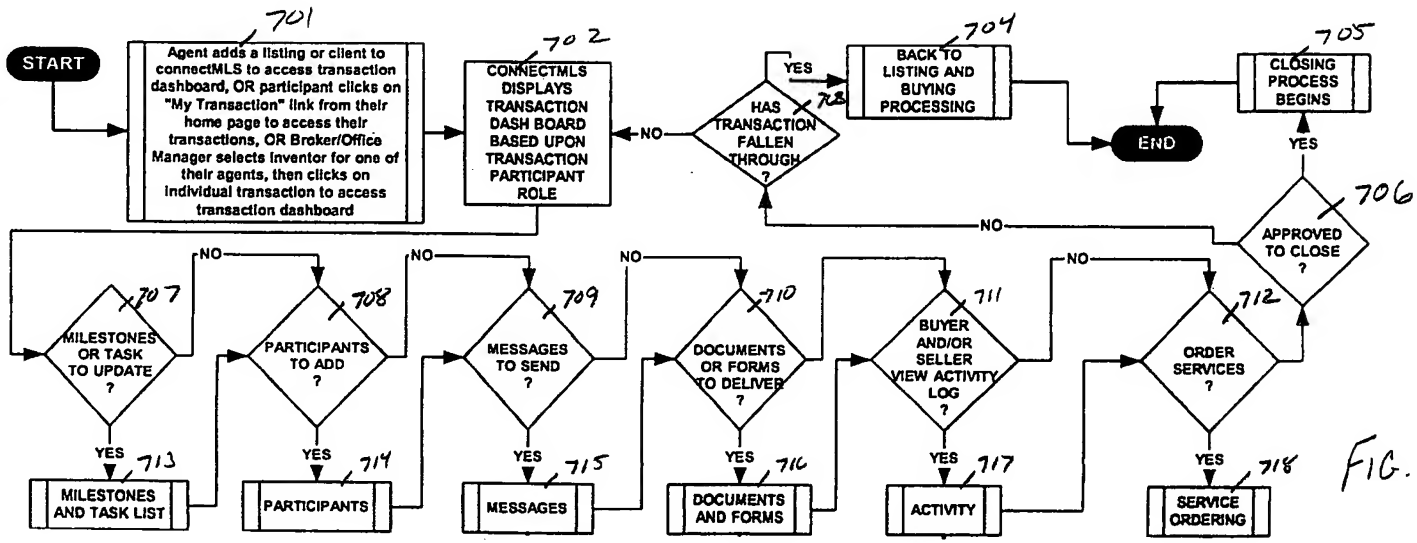

START
701
Agent adds a listing or client to connectMLS to access transaction dashboard, OR participant clicks on "My Transaction" link from their home page to access their transactions, OR Broker/Office Manager selects inventor for one of their agents, then clicks on individual transaction to access transaction dashboard
702
CONNECTMLS DISPLAYS TRANSACTION DASH BOARD BASED UPON TRANSACTION PARTICIPANT ROLE
HAS TRANSACTION FALLEN THROUGH ?
703
YES
NO
704
BACK TO LISTING AND BUYING PROCESSING
END
705
CLOSING PROCESS BEGINS
YES
706
APPROVED TO CLOSE ?
NO
707
MILESTONES OR TASK TO UPDATE ?
NO
YES
713
MILESTONES AND TASK LIST
708
PARTICIPANTS TO ADD ?
NO
YES
714
PARTICIPANTS
709
MESSAGES TO SEND ?
NO
YES
715
MESSAGES
710
DOCUMENTS OR FORMS TO DELIVER ?
NO
YES
716
DOCUMENTS AND FORMS
711
BUYER AND/OR SELLER VIEW ACTIVITY LOG ?
NO
YES
717
ACTIVITY
712
ORDER SERVICES ?
NO
YES
718
SERVICE ORDERING

FIG. 7

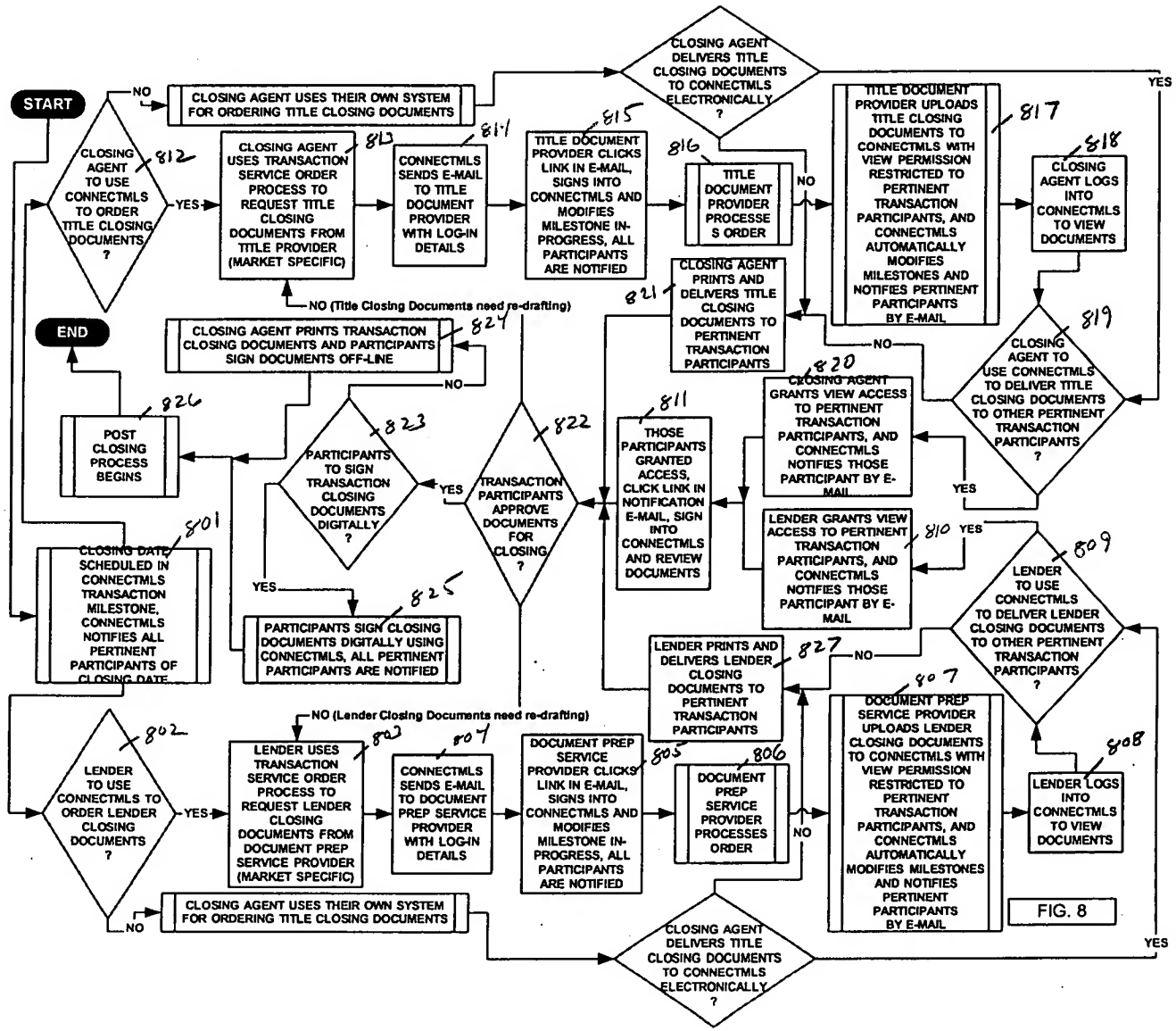

START
END
CLOSING AGENT TO USE CONNECTMLS TO ORDER TITLE CLOSING DOCUMENTS ?
812
YES
NO
CLOSING AGENT USES THEIR OWN SYSTEM FOR ORDERING TITLE CLOSING DOCUMENTS
CLOSING AGENT USES TRANSACTION SERVICE ORDER PROCESS TO REQUEST TITLE CLOSING DOCUMENTS FROM TITLE PROVIDER (MARKET SPECIFIC)
813
CONNECTMLS SENDS E-MAIL TO TITLE DOCUMENT PROVIDER WITH LOG-IN DETAILS
814
TITLE DOCUMENT PROVIDER CLICKS LINK IN E-MAIL, SIGNS INTO CONNECTMLS AND MODIFIES MILESTONE IN-PROGRESS, ALL PARTICIPANTS ARE NOTIFIED
815
TITLE DOCUMENT PROVIDER PROCESSES ORDER
816
CLOSING AGENT DELIVERS TITLE CLOSING DOCUMENTS TO CONNECTMLS ELECTRONICALLY ?
TITLE DOCUMENT PROVIDER UPLOADS TITLE CLOSING DOCUMENTS TO CONNECTMLS WITH VIEW PERMISSION RESTRICTED TO PERTINENT TRANSACTION PARTICIPANTS, AND CONNECTMLS AUTOMATICALLY MODIFIES MILESTONES AND NOTIFIES PERTINENT PARTICIPANTS BY E-MAIL
817
CLOSING AGENT LOGS INTO CONNECTMLS TO VIEW DOCUMENTS
818
CLOSING AGENT TO USE CONNECTMLS TO DELIVER TITLE CLOSING DOCUMENTS TO OTHER PERTINENT TRANSACTION PARTICIPANTS ?
819
NO (Title Closing Documents need re-drafting)
CLOSING AGENT PRINTS AND DELIVERS TITLE CLOSING DOCUMENTS TO PERTINENT TRANSACTION PARTICIPANTS
821
CLOSING AGENT PRINTS TRANSACTION CLOSING DOCUMENTS AND PARTICIPANTS SIGN DOCUMENTS OFF-LINE
824
POST CLOSING PROCESS BEGINS
826
PARTICIPANTS TO SIGN TRANSACTION CLOSING DOCUMENTS DIGITALLY ?
823
TRANSACTION PARTICIPANTS APPROVE DOCUMENTS FOR CLOSING ?
822
THOSE PARTICIPANTS GRANTED ACCESS, CLICK LINK IN NOTIFICATION E-MAIL, SIGN INTO CONNECTMLS AND REVIEW DOCUMENTS
811
CLOSING AGENT GRANTS VIEW ACCESS TO PERTINENT TRANSACTION PARTICIPANTS, AND CONNECTMLS NOTIFIES THOSE PARTICIPANT BY E-MAIL
820
LENDER GRANTS VIEW ACCESS TO PERTINENT TRANSACTION PARTICIPANTS, AND CONNECTMLS NOTIFIES THOSE PARTICIPANT BY E-MAIL
810
LENDER TO USE CONNECTMLS TO DELIVER LENDER CLOSING DOCUMENTS TO OTHER PERTINENT TRANSACTION PARTICIPANTS ?
809
CLOSING DATE SCHEDULED IN CONNECTMLS TRANSACTION MILESTONE, CONNECTMLS NOTIFIES ALL PERTINENT PARTICIPANTS OF CLOSING DATE
801
PARTICIPANTS SIGN CLOSING DOCUMENTS DIGITALLY USING CONNECTMLS, ALL PERTINENT PARTICIPANTS ARE NOTIFIED
825
LENDER PRINTS AND DELIVERS LENDER CLOSING DOCUMENTS TO PERTINENT TRANSACTION PARTICIPANTS
827
DOCUMENT PREP SERVICE PROVIDER UPLOADS LENDER CLOSING DOCUMENTS TO CONNECTMLS WITH VIEW PERMISSION RESTRICTED TO PERTINENT TRANSACTION PARTICIPANTS, AND CONNECTMLS AUTOMATICALLY MODIFIES MILESTONES AND NOTIFIES PERTINENT PARTICIPANTS BY E-MAIL
807
LENDER LOGS INTO CONNECTMLS TO VIEW DOCUMENTS
808
LENDER TO USE CONNECTMLS TO ORDER LENDER CLOSING DOCUMENTS ?
802
LENDER USES TRANSACTION SERVICE ORDER PROCESS TO REQUEST LENDER CLOSING DOCUMENTS FROM DOCUMENT PREP SERVICE PROVIDER (MARKET SPECIFIC)
803
NO (Lender Closing Documents need re-drafting)
CONNECTMLS SENDS E-MAIL TO DOCUMENT PREP SERVICE PROVIDER WITH LOG-IN DETAILS
804
DOCUMENT PREP SERVICE PROVIDER CLICKS LINK IN E-MAIL, SIGNS INTO CONNECTMLS AND MODIFIES MILESTONE IN-PROGRESS, ALL PARTICIPANTS ARE NOTIFIED
805
DOCUMENT PREP SERVICE PROVIDER PROCESSES ORDER
806
CLOSING AGENT USES THEIR OWN SYSTEM FOR ORDERING TITLE CLOSING DOCUMENTS
CLOSING AGENT DELIVERS TITLE CLOSING DOCUMENTS TO CONNECTMLS ELECTRONICALLY ?

FIG. 8

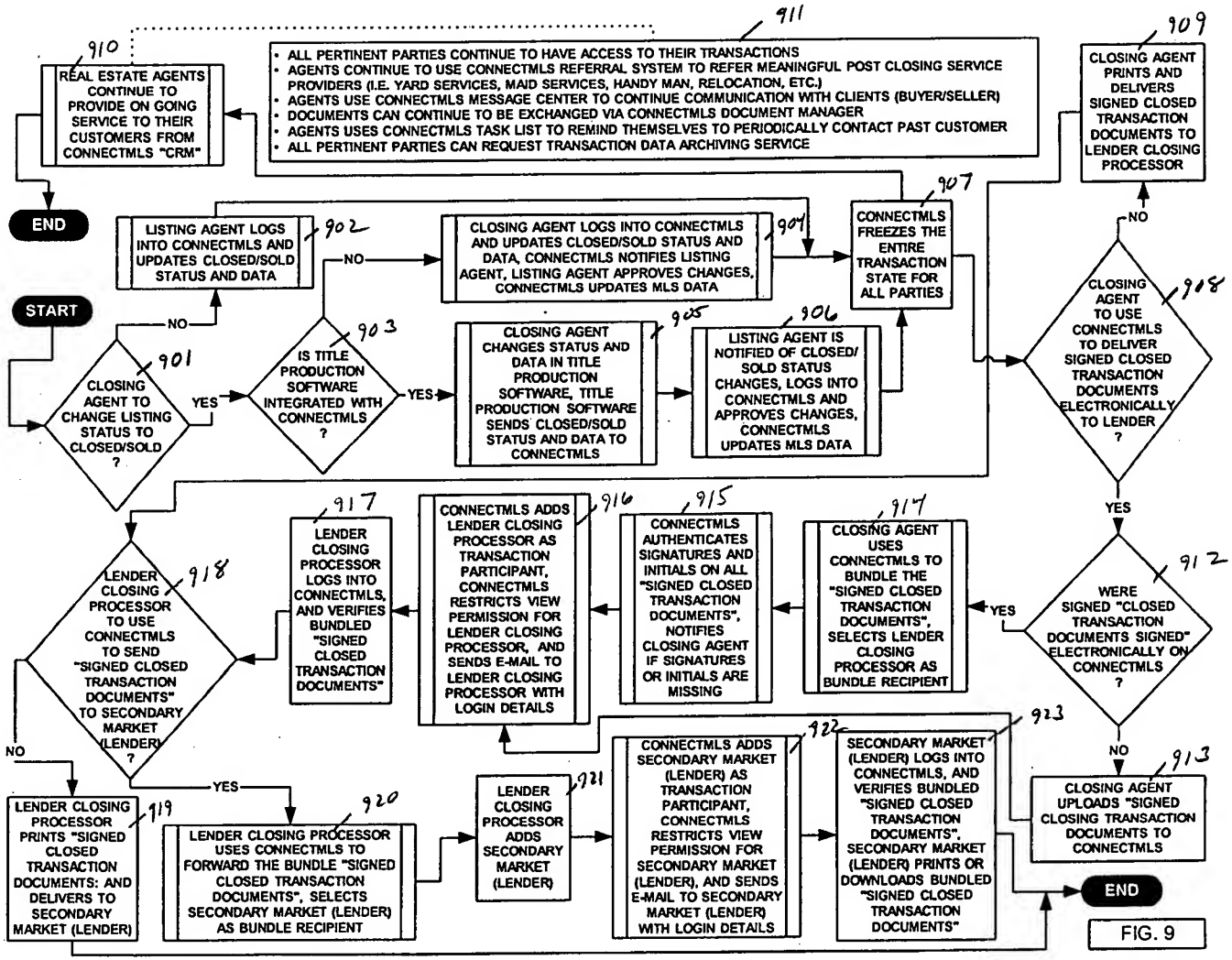
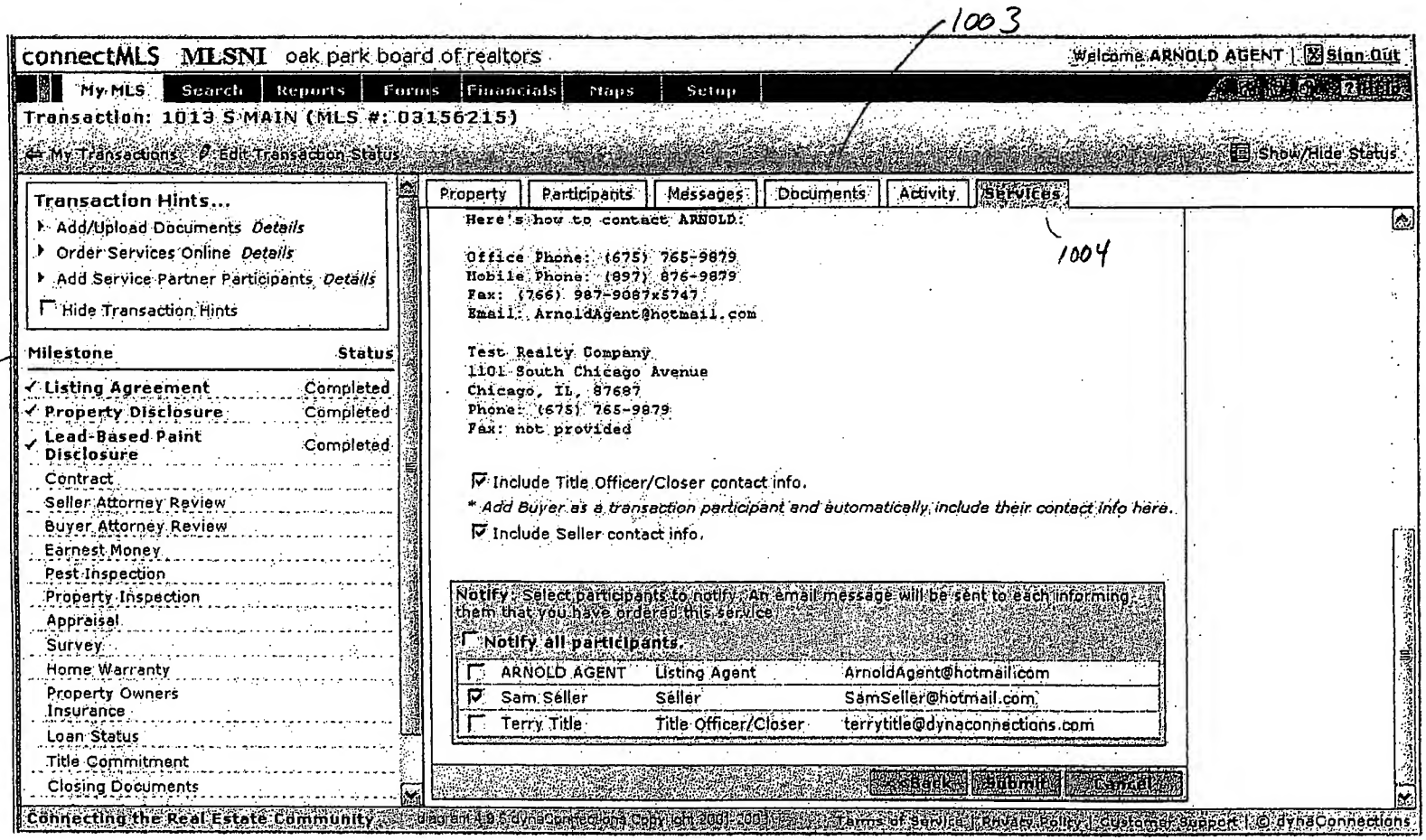

START
END
901
CLOSING AGENT TO CHANGE LISTING STATUS TO CLOSED/SOLD ?
NO
YES
902
LISTING AGENT LOGS INTO CONNECTMLS AND UPDATES CLOSED/SOLD STATUS AND DATA
903
IS TITLE PRODUCTION SOFTWARE INTEGRATED WITH CONNECTMLS ?
NO
YES
904
CLOSING AGENT LOGS INTO CONNECTMLS AND UPDATES CLOSED/SOLD STATUS AND DATA, CONNECTMLS NOTIFIES LISTING AGENT, LISTING AGENT APPROVES CHANGES, CONNECTMLS UPDATES MLS DATA
905
CLOSING AGENT CHANGES STATUS AND DATA IN TITLE PRODUCTION SOFTWARE, TITLE PRODUCTION SOFTWARE SENDS CLOSED/SOLD STATUS AND DATA TO CONNECTMLS
906
LISTING AGENT IS NOTIFIED OF CLOSED/SOLD STATUS CHANGES, LOGS INTO CONNECTMLS AND APPROVES CHANGES, CONNECTMLS UPDATES MLS DATA
907
CONNECTMLS FREEZES THE ENTIRE TRANSACTION STATE FOR ALL PARTIES
908
CLOSING AGENT TO USE CONNECTMLS TO DELIVER SIGNED CLOSED TRANSACTION DOCUMENTS ELECTRONICALLY TO LENDER ?
NO
YES
909
CLOSING AGENT PRINTS AND DELIVERS SIGNED CLOSED TRANSACTION DOCUMENTS TO LENDER CLOSING PROCESSOR
910
REAL ESTATE AGENTS CONTINUE TO PROVIDE ON GOING SERVICE TO THEIR CUSTOMERS FROM CONNECTMLS "CRM"
911
• ALL PERTINENT PARTIES CONTINUE TO HAVE ACCESS TO THEIR TRANSACTIONS
• AGENTS CONTINUE TO USE CONNECTMLS REFERRAL SYSTEM TO REFER MEANINGFUL POST CLOSING SERVICE PROVIDERS (I.E. YARD SERVICES, MAID SERVICES, HANDY MAN, RELOCATION, ETC.)
• AGENTS USE CONNECTMLS MESSAGE CENTER TO CONTINUE COMMUNICATION WITH CLIENTS (BUYER/SELLER)
• DOCUMENTS CAN CONTINUE TO BE EXCHANGED VIA CONNECTMLS DOCUMENT MANAGER
• AGENTS USES CONNECTMLS TASK LIST TO REMIND THEMSELVES TO PERIODICALLY CONTACT PAST CUSTOMER
• ALL PERTINENT PARTIES CAN REQUEST TRANSACTION DATA ARCHIVING SERVICE
912
WERE SIGNED "CLOSED TRANSACTION DOCUMENTS SIGNED" ELECTRONICALLY ON CONNECTMLS ?
YES
NO
913
CLOSING AGENT UPLOADS "SIGNED CLOSING TRANSACTION DOCUMENTS TO CONNECTMLS
914
CLOSING AGENT USES CONNECTMLS TO BUNDLE THE "SIGNED CLOSED TRANSACTION DOCUMENTS", SELECTS LENDER CLOSING PROCESSOR AS BUNDLE RECIPIENT
915
CONNECTMLS AUTHENTICATES SIGNATURES AND INITIALS ON ALL "SIGNED CLOSED TRANSACTION DOCUMENTS", NOTIFIES CLOSING AGENT IF SIGNATURES OR INITIALS ARE MISSING
916
CONNECTMLS ADDS LENDER CLOSING PROCESSOR AS TRANSACTION PARTICIPANT, CONNECTMLS RESTRICTS VIEW PERMISSION FOR LENDER CLOSING PROCESSOR, AND SENDS E-MAIL TO LENDER CLOSING PROCESSOR WITH LOGIN DETAILS
917
LENDER CLOSING PROCESSOR LOGS INTO CONNECTMLS, AND VERIFIES BUNDLED "SIGNED CLOSED TRANSACTION DOCUMENTS"
918
LENDER CLOSING PROCESSOR TO USE CONNECTMLS TO SEND "SIGNED CLOSED TRANSACTION DOCUMENTS" TO SECONDARY MARKET (LENDER) ?
NO
YES
919
LENDER CLOSING PROCESSOR PRINTS "SIGNED CLOSED TRANSACTION DOCUMENTS: AND DELIVERS TO SECONDARY MARKET (LENDER)
920
LENDER CLOSING PROCESSOR USES CONNECTMLS TO FORWARD THE BUNDLE "SIGNED CLOSED TRANSACTION DOCUMENTS", SELECTS SECONDARY MARKET (LENDER) AS BUNDLE RECIPIENT
921
LENDER CLOSING PROCESSOR ADDS SECONDARY MARKET (LENDER)
922
CONNECTMLS ADDS SECONDARY MARKET (LENDER) AS TRANSACTION PARTICIPANT, CONNECTMLS RESTRICTS VIEW PERMISSION FOR SECONDARY MARKET (LENDER), AND SENDS E-MAIL TO SECONDARY MARKET (LENDER) WITH LOGIN DETAILS
923
SECONDARY MARKET (LENDER) LOGS INTO CONNECTMLS, AND VERIFIES BUNDLED "SIGNED CLOSED TRANSACTION DOCUMENTS", SECONDARY MARKET (LENDER) PRINTS OR DOWNLOADS BUNDLED "SIGNED CLOSED TRANSACTION DOCUMENTS"
END

FIG. 9


1003
1002
1001
1004
connectMLS MLSNI oak park board of realtors
Welcome ARNOLD AGENT | Sign Out
My MLS | Search | Reports | Forms | Financials | Maps | Setup | Help
Transaction: 1013 S MAIN (MLS #: 03156215)
My Transactions | Edit Transaction Status | Show/Hide Status
Transaction Hints...
Add/Upload Documents Details
Order Services Online Details
Add Service Partner Participants Details
Hide Transaction Hints
Milestone | Status
Listing Agreement | Completed
Property Disclosure | Completed
Lead-Based Paint Disclosure | Completed
Contract
Seller Attorney Review
Buyer Attorney Review
Earnest Money
Pest Inspection
Property Inspection
Appraisal
Survey
Home Warranty
Property Owners Insurance
Loan Status
Title Commitment
Closing Documents
Property | Participants | Messages | Documents | Activity | Services
Here's how to contact ARNOLD:
Office Phone: (675) 765-9879
Mobile Phone: (897) 876-9879
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Email: ArnoldAgent@hotmail.com
Test Realty Company
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Chicago, IL, 87687
Phone: (675) 765-9879
Fax: not provided
Include Title Officer/Closer contact info.
* Add Buyer as a transaction participant and automatically include their contact info here.
Include Seller contact info.
Notify - Select participants to notify. An email message will be sent to each informing them that you have ordered this service.
Notify all participants.
ARNOLD AGENT | Listing Agent | ArnoldAgent@hotmail.com
Sam Seller | Seller | SamSeller@hotmail.com
Terry Title | Title Officer/Closer | terrytitle@dynaconnections.com
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FIG. 10

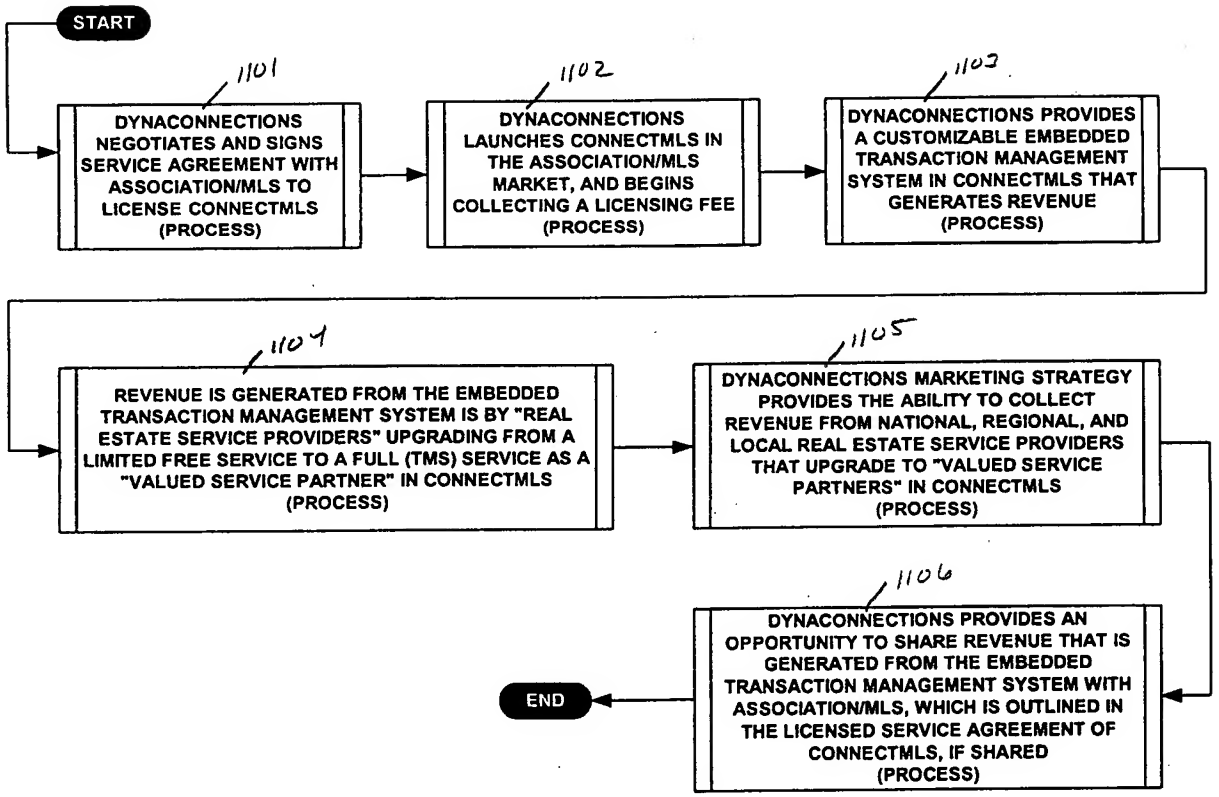
START
1101
DYNACONNECTIONS NEGOTIATES AND SIGNS SERVICE AGREEMENT WITH ASSOCIATION/MLS TO LICENSE CONNECTMLS (PROCESS)
1102
DYNACONNECTIONS LAUNCHES CONNECTMLS IN THE ASSOCIATION/MLS MARKET, AND BEGINS COLLECTING A LICENSING FEE (PROCESS)
1103
DYNACONNECTIONS PROVIDES A CUSTOMIZABLE EMBEDDED TRANSACTION MANAGEMENT SYSTEM IN CONNECTMLS THAT GENERATES REVENUE (PROCESS)
1104
REVENUE IS GENERATED FROM THE EMBEDDED TRANSACTION MANAGEMENT SYSTEM IS BY "REAL ESTATE SERVICE PROVIDERS" UPGRADING FROM A LIMITED FREE SERVICE TO A FULL (TMS) SERVICE AS A "VALUED SERVICE PARTNER" IN CONNECTMLS (PROCESS)
1105
DYNACONNECTIONS MARKETING STRATEGY PROVIDES THE ABILITY TO COLLECT REVENUE FROM NATIONAL, REGIONAL, AND LOCAL REAL ESTATE SERVICE PROVIDERS THAT UPGRADE TO "VALUED SERVICE PARTNERS" IN CONNECTMLS (PROCESS)
1106
DYNACONNECTIONS PROVIDES AN OPPORTUNITY TO SHARE REVENUE THAT IS GENERATED FROM THE EMBEDDED TRANSACTION MANAGEMENT SYSTEM WITH ASSOCIATION/MLS, WHICH IS OUTLINED IN THE LICENSED SERVICE AGREEMENT OF CONNECTMLS, IF SHARED (PROCESS)
END

FIG. 11

RETMS